



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

September 9, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on September 9, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Kabriel, Finch, Phillips, Toews, Zeno

Staff Present: Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

The agenda was approved as revised.

C. APPROVAL OF MINUTES

June 26, 2014 and July 24, 2014 Meeting Minutes

Vice Chair Leahy moved approval of the June 26 and July 24, 2014 meeting minutes as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote 7-0.

I. ADMINISTRATIVE BUSINESS

1. Administrative Approvals issued from April 2014 – June 2014

Ms. Zeno moved to accept into the record the administrative approvals from April 2014 – June 2014. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

D. ANNOUNCEMENTS

Ms. Craig announced that she will be including an article in the Ward One Residents Association newsletter that the City will provide more information on the reporting system and additional clarification on the HPC process. She also announced that she will be out of town for a few weeks so Ms. Thiemer-Brown will be available to assist in her absence if the need arises. Ms. Phillips has also agreed to be available for assistance.

E. VIOLATIONS

Ms. Zeno observed that there are temporary signs on the Market House and inquired about the requirements for posting limitations for these types of signs. She asked when the signs will be removed and if permission had been obtained. Ms. Craig agreed to check with the Acting Director of Planning and Zoning to report at the October meeting.

F. CONSENT DOCKET

1. 108-110 Main Street – Alt Breeding Schwarz Architects – Replace roof using a membrane roofing system. (**Approved as submitted**)

Vice Chair Leahy moved to approve the application for 108-110 Main Street on the consent docket. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

G. NEW BUSINESS

2. 47 Dean Street – David E. Darrell – Replace roof using a galvalume steel substrate coated with zinc and aluminum. Replace gutters and downspouts.

Mr. Darrell read a prepared statement that described the deteriorated state of the current roof of the existing house and indicated that squirrels are also nesting in the roof. He investigated several other roofing materials and found that the galvalume material was highly recommended since the tin andterne metal materials are no longer available.

Staff: Ms. Craig restated her written staff report and supports the applicant's request for a preform field painted standing seam metal roof that is consistent with the guidelines so recommends that the double lock seam be the minimum amount as allowed by the manufacturer of the product. Also that the roofing color be a subdued factory color finish or field painted whichever the applicant prefers. Mr. Dowling concurred with staff's comments and asked that the applicant submit the details of the materials to be used.

Public: Public testimony opened at 8:03pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HAF	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:05pm.

Commissioners: The HPC asked several clarifying questions of the applicant to which he responded. The applicant amended the application to change the roofing materials to reflect the dove gray coloring and agreed to provide the details of the materials to staff as requested.

Ms. Phillips noted that whereas the application for 47 Dean Street complies with HPC guidelines B.1, D.10, SOI standards #3 and #6, moved to approve the application as amended and conditioned on details requested in the staff report. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Kennedy, Zeno, Toews, Phillips, Kabriel

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application time date stamped 7/30/14 10:45am to include memo from property owner dated 7/29/14
B	Staff Report and Recommendation dated 8/28/14
C	M. Dowling Memo dated 7/7/14
D	Roofing Material Sample

5. 31 East Street – Carrie Mock-Wilson – After the fact approval to remove door, seal opening and cover using siding. Replace an existing iron gate with wooden fence.

Ms. Mock-Wilson purchased 31 East Street earlier in the year for the primary purpose of using it to create a private courtyard for 33 East Street.

Staff: Ms. Craig restated her written staff report and recommended that the proposed fence be redesigned to be less than 72" and that the materials consist of simple board construction.

Public: Public testimony opened at 8:26pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HAF	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:27pm.

Commissioners: A majority of the Commissioners present were not willing to move the fencing component of the project forward. The applicant amended the application to withdraw the fencing component of the project and to move forward with the infill door opening.

Vice Chair Leahy noted that whereas the application for 31 East Street complies with HPC guidelines D.1, D.2, and D.28b, moved to approve the application as amended to move the infill door opening component forward. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Zeno, Toews, Kabriel, Leahy

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application time date stamped 8/18/14 11:33am
B	Staff Report and Recommendation dated 7/24/14

3. 67 College Avenue – Buxton Architecture – Exterior repairs to include porch, roofing, siding, windows (trim and brackets) and side and rear entry steps. Install landscape lighting.

Chair Kennedy recused herself from participating on this application.

Mr. Buxton noted that the applicants are seeking approval for the renovations on the property indicating that the primary catalyst for the project is to repair the columns as well as the faulty brick work on the house.

Staff: Ms. Craig restated her written staff report and recommended conditional approval subject to eliminating the stone medallion detail and to confirm that the landscape lighting meets the code requirements.

Public: Public testimony opened at 8:47pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HAF	X	

No one else from the public spoke in favor or in opposition of the application so **Vice Chair** Leahy declared the public hearing closed at 8:49pm.

Commissioners: The HPC asked if the applicant is willing to change the masonry wall, remove the fret work to simplify the crisscross railing as well as ensure the landscape lighting complies with staff recommendation so that these components will be delegated to staff for administrative approval. The applicant was agreeable to amending the application to delegate the components noted above to staff for approval.

Ms. Phillips noted that whereas the application for 67 College Street complies with HPC guidelines B.1, B.4, B.12, C.1, D.1, D.2, D.19, D.24, D.28b and D.30, moved to approve the application conditioned that the masonry wall be changed, simplify the column detail by removing the fret work, ensure that the landscape lighting is no more than 20cp at 6" and 2 cp at 20', provide further detailed drawings of the railing for staff approval. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 6-0.

The following Commissioners made a site visit on this application.

Name
Zeno, Toews, Leahy, Kabriel, Finch, Phillips

Vice Chair Leahy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application time date stamped 7/31/14 12:41pm
B	Photographs of an existing feature
C	Staff Report and Recommendation dated 8/28/14

4. 107 Duke of Gloucester Street/Charles Carroll House – Restoration of porch on North façade. Install landscaping and walkway.

Vice Chair Leahy and Ms. Phillips recused themselves from participating on the application.

Mr. Washburn and Ms. Giguere described the proposal to build a new porch in the existing footprint.

Staff: Ms. Craig restated her written staff report and recommended conditional approval subject to the conditions detailed in the staff report for more details on the railing and the porch as well as clarification on the roofing materials. Mr. Dowling described specific features of the project and believes that the differentiation is important to interpreting the history. He believes that the choice of material is appropriate to the existing building. He restated the recommended changes to the project as detailed in his memo.

Public: Public testimony opened at 9:26pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	HAF	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 9:27pm.

Commissioners: The HPC asked if the applicant is willing to amend the application based on some of the commentary. Ms. Giguere agreed that the applicant would amend the application. **Chair** Kennedy noted that page 5 and 6 of the design packet needs to be redrawn to be clearer. Ms. Giguere agreed that the drawings will be revised. Mr. Washburn was agreeable to continuing the application. There was discussion regarding the detailing of the dentil molding and the applicant concurs with staff's approach using guideline D.23 that replacement should be simple. The HPC provided the applicant some feedback on differentiation, roofing material, the inclusion of interpretive elements, and the best approach for archaeology oversight. Mr. Washburn waived the 45-day rule on this application.

The following Commissioners made a site visit on this application.

Name
Zeno, Toews, Finch, Kennedy, Kabriel

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application time date stamped 7/31/14 12:49
B	M. Dowling Comments dated
C	Staff Report and Recommendation dated
D	Physical Samples of the Stone
E	Physical Samples of the Brick

H. PRE APPLICATION

Vice Chair Leahy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants. The applicant acknowledged that he understood the statement noted above.

- 1. 2 Compromise Street/Annapolis Yacht Club** – Wayne Speight – Replace existing vinyl exterior curtains with accordion glass doors.

Chair Kennedy recused herself from participating on this pre application.

Mr. Speight described the proposal to replace the vinyl exterior curtains with glass doors on this non contributing building.

Vice Chair Leahy **summarized** that this is a **feasible** because of the building material and the aluminum structure is consistent with the rest of the structure. The HPC will be discussing the relationship of the parts as whole under guideline B.4 specifically that it needs to relate in scale to the rest of the building addressed under guidelines D.18 and D.24. He believes that the proposed design does address the relationship.

With there being no further business, Mr. Kabriel moved to adjourn the meeting at 10:27pm. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 6-0.

The next meeting is scheduled for October 14, 2014 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder